

ASSEMBLY BILL

No. 1205

Introduced by Assembly Member Wieckowski

February 22, 2013

An act relating to mobilehomes.

LEGISLATIVE COUNSEL’S DIGEST

AB 1205, as introduced, Wieckowski. Mobilehome residency: state dispute resolution program.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks.

This bill would declare the intent of the Legislature to enact legislation that would provide an equitable, cost effective, and more efficient way for mobilehome tenants and mobilehome community landlords to resolve disputes, pursuant to a state mobilehome residency dispute resolution program, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. (a) It is the intent of the Legislature to enact
- 2 legislation to provide an equitable, cost effective, and more
- 3 efficient way for mobilehome tenants and mobilehome community
- 4 landlords to resolve disputes.
- 5 (b) The Legislature finds and declares that the unique
- 6 circumstances of owning a home within a manufactured housing
- 7 community require special protections. Once occupancy has
- 8 commenced, the difficulty and expense in moving and relocating

1 a manufactured home can affect the operation of market forces
2 and lead to an inequity in the bargaining positions of the parties.
3 Having a low-cost system for resolving disputes protects
4 homeowners and ensures that both parties' interests are protected.

5 (c) It is the intent of the Legislature to authorize a state agency
6 or official to establish a mobilehome residency dispute resolution
7 program, and to do all of the following:

8 (1) Produce and distribute educational materials regarding the
9 Mobilehome Residency Law (Chapter 2.5 (commencing with
10 Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code)
11 and the mobilehome residency dispute resolution program created
12 by this act.

13 (2) Administer the mobilehome residency dispute resolution
14 program by taking complaints, conducting investigations, making
15 determinations, assessing fines and other penalties, and
16 participating in administrative dispute resolutions, when necessary.

17 (3) Collect and annually report upon data related to disputes
18 and violations, and make recommendations on improving
19 mobilehome residency dispute resolution.